



The City of Seattle

Landmarks Preservation Board

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LPB 412/22

MINUTES

Landmarks Preservation Board Meeting

City Hall

Remote Meeting

Wednesday, October 19, 2022 - 3:30 p.m.

Board Members Present

Dean Barnes

Taber Caton

Matt Inpanbutr

Kristen Johnson

Lora-Ellen McKinney

Padraic Slattery

Harriet Wasserman

Staff

Sarah Sodt

Erin Doherty

Genna Nashem

Melinda Bloom

Absent

Roi Chang

Ian Macleod

Lawrence Norman

Marc Schmitt

Acting Chair Kristen Johnson called the meeting to order at 3:30 p.m.

ROLL CALL

101922.1

PUBLIC COMMENT

There was no public comment.

101922.2

MEETING MINUTES

August 3, 2022

MM/SC/HW/DB 4:0:2 Minutes approved. Messrs. Inpanbutr and Slattery abstained.

Dr. McKinney arrived at 3:34pm.

101922.3 SPECIAL TAX VALUATION

Lowman Printing / Washington Park
68 S Washington Street

Ms. Nashem explained the Special Tax Incentive Program. She reported that submitted expenses were \$8,977,121, eligible expenses were \$8,944,208. She said work was performed in conformance with Certificate of Approval issued by the Pioneer Square Preservation Board.

Action: I move that the Landmarks Preservation Board approve the following property for Special Tax Valuation: 68 S Washington St, that this action is based upon criteria set forth in Title 84 RCW Chapter 449; that this property has been substantially improved in the 24-month period prior to application; and that the recommendation is conditioned upon the execution of an agreement between the Landmarks Preservation Board and the owner.

MM/SC/DB/TC 7:0:0 Motion carried.

101922.4 CERTIFICATES OF APPROVAL

101922.41 Harvard-Belmont Landmark District
906 Summit Ave E

Proposed construction of a car port and replacement of stairs

Ms. Nashem said the Harvard-Belmont local review committee recommended approval. The owner will come back for gate review.

Vlad Sirbu, SVS Architecture explained they did not install the existing gate. He proposed excavation and installation of carport next to neighbor's existing garage. He proposed reducing width of existing stairs. He said a patio on the roof will have metal rail to match a future gate.

Dr. McKinney asked about the mechanics of holding a heavy piece up.

Mr. Sirbu proposed using LDL framing that has lots of glue that is stiffer. He explained the design by a structural engineer to create moment frame and a retaining wall that includes draining. Metal railing will be in character of wrought iron.

Ms. Caton asked if other elements would match.

Mr. Sirbu said the gate will be replaced and will match the carport and retaining wall and stairway guard rail. He said a separate Certificate of Approval will be done for the new gate and carport gate.

Ms. Wasserman said the Harvard-Belmont review committee approved.

Ms. Johnson said ARC found this reasonable and said it is low profile. She said there is precedent elsewhere in district.

Ms. Nashem clarified the rail on the stairs is part of this application.

Action: I move that the Seattle Landmarks Preservation Board issue a Certificate of Approval for constructing a new carport and rebuild stairs at 1125 Harvard Ave E as proposed.

The proposed exterior alterations meet the following sections of the District ordinance and The Harvard Belmont District Guidelines:

District ordinance

The proposed plans as presented do not adversely affect the special features or characteristics of the district as specified in SMC 25.22.

The other factors of SMC 25.12.750 are not applicable

The Harvard Belmont District Guidelines

I. STATEMENT OF INTENT AND PURPOSE

The Development and Design Review Guidelines identify the unique values of the district and are consistent with the purposes of the district and other criteria of SMC 25.22 which created the Landmark District. The guidelines identify design characteristics which have either a positive or negative effect upon the unique values of the district and specify design related considerations which will be allowed, encouraged, limited or excluded from the District when Certificate of Approval applications are reviewed.

Within the District, a Certificate of Approval, issued by the Landmarks Preservation Board, is required prior to the issuance of any city building, demolition, street use, or other permits for proposed work which work is within or visible from a public street, alley or way, and, which involves:

B. SETTING

1. General

Guideline: The height of new buildings and additions should be similar to the heights of adjacent properties so that the relationship of building heights and the land contour remains the same.

C. INDIVIDUAL BUILDINGS

1. Additions or renovations

Guideline: Additions should be sympathetic to the original design and should not, except as additions, change the character of the original structure which is being preserved.

Guideline: Preserve the visual quality of individual facades including use of materials, form and structure.

Guideline: The exterior materials used for additions shall be similar to exterior materials used in the original building and should be finished in ways that are consistent with the original building.

2. Building Components

Guideline: Building components should be similar in size and shape to those already in use along the street.

Guideline: The use of wood, brick and stucco is strongly encouraged in new construction.

Guideline: If concrete is used as a finish material special consideration shall be given to insure visual compatibility with the district.

Guideline: Maintaining variety in building materials is acceptable as long as other design criteria are met.

6. Parking:

Guideline: Granted parking is a problem in the District. Therefore, a variety of parking solutions may be necessary. Every effort shall be made to limit visibility from the street. Maximize screening of parking when it is visible from the street. When possible the parking should be located to the rear of the building, and access should be limited to a single minimum sized curb cut.

MM/SC/MI/DB 7:0:0 Motion carried.

101922.42

Lincoln High School
4400 Interlake Avenue N
Proposed raised planting beds

Thabisa Mazur, Seattle Public Schools proposed addition of four raised garden beds. She provided context of the site and said where the beds are proposed to be constructed in an area not highly visible.

Ms. Doherty said there was no ARC review.

Ms. Mazur said annual flowers and vegetables would be planted and the maintenance would be done by the Garden Club.

Ms. Wasserman said it is reasonable and easily removable.

Ms. Johnson said it is great that the project is coming from the students.

Action: I move that the Seattle Landmarks Preservation Board approve the application and issue a Certificate of Approval for the landscape changes at Lincoln High School, 4400 Interlake Avenue N, as per the attached submittal.

EXPLANATION AND FINDINGS

This action is based on the following:

1. With regard to SMC 25.12.750 A, *the extent to which the proposed alteration or significant change would adversely affect the features or characteristics described in the Report on Designation (LPB 102/16).*
 - a. The proposed raised planters are small when compared to the scale of the school, and are in a location that do not adversely impact the building exterior or site.
2. The factors of SMC 25.12 .750 B, C, D and E are not applicable.

MM/SC/LE/HW 5:0:2 Motion carried. Ms. Caton and Mr. Inpanbutr recused themselves.

101922.43 Queen Anne Boulevard – McGraw Street Bridge
span over Wolf Creek Ravine
Proposed seismic improvements and security fencing

Vanessa Bacurin, Seattle Department of Transportation proposed seismic upgrades funded through the Move Seattle Levy. She provided context of the site and said they will do routine maintenance as well to address cracks and replacement expansion joints. She provided 1930 as-built drawing of the bridge and before and after retrofit photos of Cowan Park Bridge which has similar construction and seismic retrofit. She explained carbon fiber wrap on crossbeams, columns and arches and painting of arches. She proposed concrete infill wall between the two shortest columns and said it will not be very visible. She proposed concrete floor beam strengthening and injecting cracks with epoxy. She said existing color of concrete will be matched. She provided overview of community engagement and said they are at 90% design. She said the chain link fencing will be painted black.

Ms. Wasserman said ARC supported the work and said it is important work on a pretty bridge.

Action: I move that the Seattle Landmarks Preservation Board approve the application and issue a Certificate of Approval for the proposed seismic improvements and fencing at the McGraw Street Bridge (a component of Queen Anne Boulevard), as per the attached submittal.

EXPLANATION AND FINDINGS

This action is based on the following:

1. With regard to SMC 25.12.750 A, *the extent to which the proposed alteration or significant change would adversely affect the features or characteristics described in the Report on Designation (LPB 123/79).*
 - a. The proposed alterations to the bridge do not dramatically alter the characteristics of the designated features.
 - b. The proposed fencing is in a location with little visibility and is easily reversible.
2. With regard to SMC 25.12.750 B, *the reasonableness or lack thereof of the proposed alterations or significant change in light of other alternatives available to achieve the objectives of the owner and the applicant.*
 - a. The applicant has demonstrated the structural need for seismic improvements and there are no reasonable alternatives.
3. With regard to SMC 25.12.750 C, *the extent to which the proposed alteration or significant change may be necessary to meet the requirements of any law, statute, regulation, code or ordinance.*
 - a. The proposed seismic improvements are to protect the public's welfare and safety in the event of an earthquake.
4. The factors of SMC 25.12 .750 D and E are not applicable.

MM/SC/HW/DB 7:0:0 Motion carried.

101922.5 **CONTROLS & INCENTIVES**

101922.51 Evans Pool
7201-7359 E Green Lake Drive N
Request for extension

Ms. Doherty explained the request for a three-month extension. She said the owner, Seattle Parks and Recreation will be meeting with her soon. She hoped to have the agreement done in next three months.

Action: I move to defer consideration of Controls and Incentives for the Evans Pool, 7201-7359 E. Green Lake Drive N. for three months.

MM/SC/MI/TC 7:0:0 Motion carried.

101922.52

Lloyd Building
601 Stewart Street
Request for extension

Ms. Sodt explained the request for a four-month extension. She said another briefing on the project will be scheduled soon. She supported the extension.

Action: I move to defer consideration of Controls and Incentives for the Lloyd Building, 601 Stewart Street for four months.

MM/SC/HW/TC 7:0:0 Motion carried.

101922.53

Seattle Times Office Building Addition
1120 John Street
Request for extension

Ms. Sodt explained the request for a four-month extension for both the Seattle Times Office Building Addition and Printing Plant.

Ms. Johnson said it is reasonable. We will do a motion for both of them together

Action: I move to defer consideration of Controls and Incentives for Seattle Times Office Building Addition and the Seattle Times Printing Plant at 1120 John Street, for four months.

MM/SC/HW/DB 7:0:0 Motion carried.

101922.54

Seattle Times Printing Plant
1120 John Street
Request for extension

Motion made above as part of item 101922.53.

101922.55

Knights of Columbus
700-722 E. Union Street

Ms. Sodt explained the request for a four-month extension. She said a draft document is being reviewed by owner.

Ms. Johnson said it is reasonable.

Action: I move to defer consideration of Controls and Incentives for Knights of Columbus, 700-722 E. Union Street for four months.

MM/SC/HW/TC 7:0:0 Motion carried.

101922.6 NOMINATION

101922.61 6206-6210 Roosevelt Way NE

Ellen Mirro, Studio TJP prepared and presented the nomination report (full report in DON file). She said the owner is not supportive of designation and submitted the building for nomination to determine its status. She provided context of the site and neighborhood. The building is made of concrete, the roof is wooden Howe truss construction. She said the Western façade has stucco coating. There's a 7-foot canopy with a non-original aluminum channel, wrapping the vertical face. The exterior façade stucco is detailed with aluminum channel control, joints, indicating that has been replaced. This most likely occurred in 2004, lighting fixtures include contemporary wall, sconces and ceiling mount fixtures at the underside of the canopy. These doors may have been salvaged, but they are not in their original location. She noted the board form concrete looking south down the alley. She said there are no original interior finishes. She provided a photo of the main showroom and noted there are smaller listening rooms located to the North and the south of this main entry aisle.

Roosevelt was originally called 10th Avenue and the subject site was originally occupied by craftsman houses. And then, in 1939 a Safeway Grocery Store was constructed with architect Donald W Williams as permit architect. Safeway was in the building for about 20 years. It was a state liquor store. Definitive Audio moved in about 21 years ago making it the longest tenant in the building. The interior has changed almost as often as the tenants. All of the storefront glazing was removed and the entry was relocated. She showed the original configuration sometime after 1966 during the tenancy of the state liquor store. She provided a diagram which shows the altered features, the removed glazing and new stucco with control joints, the relocated entry and where the aluminum channel was added to the original canopy.

She said she didn't believe the building met any of the criteria for designation.

Prior to colonization by white settlers in the late 19th Century, Indigenous tribes fished in the lake known by the Duwamish name *dxWTLusH*, now known as Green Lake. The lake was fed by a stream originating one mile north at *liq'ted* (Licton) Springs (City of Seattle Landmark), which was a sacred medicinal, ceremonial, and community site for Coast Salish tribes throughout the region. At its easternmost edge, the lake emptied into a stream that came to be known as Ravenna Creek, which in turn passed through a fishing weir at the Duwamish village of *shLoowééhL* (Little Canoe Channel, in the approximate location of today's University Village mall) and emptied into what is now called Union Bay. The creek was robust enough that it sustained runs of Coho salmon and cutthroat trout.

The earliest white settlers living in the area were German immigrants one of whom acquired the nickname Green Lake John. Much of the land surrounding green lake was acquired in the late 1880s by real estate developer and future Mayor William D

Wood. Much of North Seattle was annexed in 1891 and Green Lake and Ravenna both became street cars suburbs.

There was a small, but significant Japanese, American community in North Seattle centered around Green Lake. Japanese farmers provided vegetables and fruit to the Pike Place Market and to nearby wholesalers, the Green Lake Community Hall. It was home to Japanese language classes, Sunday school for Japanese, Baptist church and activities for children and teenagers of the of the young people's club. In 1942 Franklin Roosevelt's Executive Order 9066 ordered the incarceration of Japanese Americans throughout the West Coast and decimated the Green Lake Japanese community, and the Japanese-owned farms never revived.

The naming of this neighborhood was influenced by both Roosevelt presidents. When Theodore Roosevelt died in 1919, Seattle parks changed the name of Ravenna Park to Roosevelt Park, although it was later changed back. 10th Avenue was renamed in 1933 after Franklin Roosevelt. 10th and what would become Roosevelt northeast 65th rose to become the commercial center of the neighborhood. The high school, and the neighborhood are named after Teddy Roosevelt, and the street is named after Franklin D. Important commercial enterprises in the area where the Hollywood theater and Sears and Roebuck.

Designated Seattle landmarks in the immediate neighborhood are the Dr Annie Russell house, the counterpart bridge and Roosevelt High school.

Ms. Mirro said they have a lot more about markets and grocery stores in the United States and our report, which describes how modern grocery stores evolve from public markets. She spoke of rise of the grocery industry in Seattle, starting with the Pike Place Market and individual markets early groceries didn't have meat, dairy or fresh produce and shoppers went to different stores for each of these items. Modern grocery stores began to develop just after the turn of the twentieth century by 1910, Seattle city directories listed more than 650 grocers in grocery stores. Most of these were small mom and pop shops independently owned and operated to serve the neighborhoods this number increased to a high of 1200 grocery stores by 1940 by the 1950s. The number of independent grocery stores had begun to decline with the rise of the modern cash and carry grocery stores. Which each store of served more and more customers. By 1971 there are fewer than 500 individual grocery stores in Seattle. And by 1985, the number dropped to just under 400 stores.

The name Safeway referred to the fact that when buying groceries with cash, families could not go into debt. And this, it was a safe way to buy groceries, buying groceries on credit had been kind of the standard business model at the turn of the twentieth century. In 1929 Safeway operated over 2000 stores in the western United States, Canada and Hawai'i, with half of those having meat counters inside the store.

The first Safeway store in Seattle opened in 1923 on Queen Anne; by 1929 there were 323 Safeways throughout the city. The grocery chain expanded quickly,

because it was occupying small retail spaces in pre-existing commercial buildings. However, in the late 1930s Safeway began construction on a series of new grocery store buildings across Seattle, including the subject site at least 15 stores were built between 1939 and 1944. These stores were advertised as modern and deluxe with free adjacent parking. By 1949 there were 111 Safeway grocery stores in Seattle. hundred and by 1949 there were one hundred and eleven Safeway grocery stores in Seattle. Like, the grocery industry in general, the number of Safeway stores declined with the consolidation of smaller neighborhood markets to larger stores, doing, due to the increased popularity of family automobiles. By 1971, the number of stores dropped to 21 and currently there are only 14 Safeway stores in Seattle.

At least 9 of the stores constructed in Seattle between 1939 and 1944 appear to have the same or similar design as the subject building. During the late 1930s, through the 1940s, the Safeway company appears to have had a regional standard plan, which they used as the basis for many new constructed stores. Other Safeways built in Seattle that had the same standard plan had local architectural firms as permit holders and not the main designer of the building. These buildings were all Art Deco influenced.

The subject building has been classified stylistically as being in the art deco streamlined moderne style, owing to its massing scale and exterior detailing. However, it's more likely that the building style was influenced by Streamline Moderne rather than being a good example of the style. She spoke of the evolution of Streamline Moderne which is often identified by the small smooth, rounded, white wall surfaces and edges when started buildings with flat roofs, horizontal ground-oriented emphasis and horizontal string courses, asymmetrical facades, keystone corner or ribbon windows, utilitarian functional metals such as aluminum, chrome and stainless-steel, glass blocks, mirrored panels, canopies, circular porthole or round windows and references to the sea and ocean. The style was a popular form of modernism and was often applied to building such as gas stations, diners and movie theaters, also factories and all kinds of transportation buildings. There are several buildings in Seattle that are landmarked with this kind of late Art Deco or Moderne Style and these include three fire stations, civic buildings like the Seattle Art Museum of Volunteer Park, the Seattle Center or the Seattle Armory, and it was also popular for factories like, the Coca Cola Bottling Plant. She said this building doesn't embody the style in the same way other Art Deco buildings so, having only the minimum number of characteristics.

Ms. Mirro said under Criterion E even though another architect may have been responsible for the overall design architect Donald Williams acted as local permit architect. Williams moved to Seattle from Nebraska and 1930, and began a three-year a stint taking classes and architecture at the University of Washington. He never graduated, and he never received an architecture license but he did advertise as an architect, and he developed a design build model for his service. Most of William's designs were International Style, which was kind of a signature of his work. She said Williams was the local permit architect because the design architect worked for the Safeway Corporation.

She said the building did not meet Criterion F because the building doesn't stand out in the neighborhood. It doesn't seem to qualify as a Seattle landmark, because it doesn't meet the double significant standard of Criterion C as it was one of many buildings at that time. It was not specifically associated with a significant part of our heritage above any of the other many Safeways constructed during the era. As, and many of them also have the same design, and they're still standing, it doesn't seem to meet criteria. And D, as it doesn't stand out for its style in a way that would embody the era, especially given some of the observations it doesn't meet criteria. It is not an outstanding work of Williams, and it may not even be his own design. And it doesn't seem to meet Criterion F, and there's nothing about the size and shape or scale that stands out in the neighborhood.

In response to a question from Mr. Barnes, Ms. Mirro said the building has been identified on the survey as eligible and before the owner decides what to do with the building they want to know if it qualifies or not. They don't think it qualifies, but they wanted to bring it before the board to have the decision made. In order to make any future plans, he has to know how to account for the existing building. Is it historic? Or is it not historic?

Mr. Slattery supported nomination of it as a cool Art Deco building.

Ms. Wasserman said in some photos the building looks like a cool Art Deco but it doesn't have that character anymore. She said the building did not meet any of the criteria.

Mr. Inpanbutr said it is a handsome little building but doesn't rise to the level of a landmark. He appreciated Ms. Mirro's thorough presentation.

Ms. Caton said it is a shame the building has lost so much character. She said there isn't enough integrity and it does not meet the other criteria.

Mr. Barnes concurred and said too much has been lost. He said the same type of architecture exists across the street so that is not lost for the neighborhood.

Mr. Slattery supported nomination and said there are opportunities to restore and rebuild history. He discussed a rehabilitation project for a similar building in White Center.

Dr. McKinney said she had nothing to add.

Ms. Johnson said it is a nice building and the history is more interesting than the building. She said it is a nice building which could be restored but in the condition it is in now, she didn't support nomination. She said it could possibly meet criterion D but there are better examples of Art Deco.

Action: I move that the Board not approve the nomination of 6206-6210 Roosevelt Way NE as a Seattle Landmark, as it does not meet any of the designation standards, as required by SMC 25.12.350.

MM/SC/LM/DB 6:1:0 Mr. Slattery opposed. Motion carried.

101922.7 BOARD BUSINESS